Montgomery County, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

Homebuyers in Montgomery County, PA are sitting out based on the latest purchase contract data. There were 720 new purchase contracts in October 2026 which were 7.0% lower than last year. Year-to-date, new purchase contracts are behind where they were at this point in 2025 by 1.1%.

Mortgage rates and prices influence whether some buyers can participate or stay on the sidelines. The median sold price increased in October 2026 to $483,500. This marks 8 consecutive months of year-over-year increases.

Sellers are acting similarly to buyers, as many sellers also become buyers. New listings in October 2026 contracted compared to the number of fresh listings added a year ago. The 864 new listings added in the month fell 6.8% year-over-year.

The push and pull between buyers and sellers left 1,455 active listings on the market at the end of October 2026, an increase of 14.4% compared to October 2025. The pullback of buyers was the driver of gains in supply. Homes are moving off market at the same pace as last year. The median days on market of 10 days means half the homes sold in October 2026 were off the market in 10 days or fewer.

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**733**	741	▼ 1.1%	**7,004**	7,077	▼ 1.0%
New Purchase Contracts	**720**	774	▼ 7.0%	**7,896**	7,985	▼ 1.1%
Showings	**9,658**	10,799	▼ 10.6%	**110,543**	111,808	▼ 1.1%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$483,500**	$441,500	▲ 9.5%	**$485,000**	$465,000	▲ 4.3%
Avg. Sale to Orig. List Price Ratio	**98.7%**	99.0%	▼ 0.3 pp	**99.9%**	100.0%	▼ 0.1 pp
Median Days on Market	**10 days**	10 days	0 days	**8 days**	8 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**864**	927	▼ 6.8%	**9,061**	9,036	▲ 0.3%
Active Listings	**1,455**	1,272	▲ 14.4%	**1,455**	1,272	▲ 14.4%
Months of Supply	**2.1**	1.8	▲ 0.3 mos	**2.1**	1.8	▲ 0.3 mos

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Sales Activity

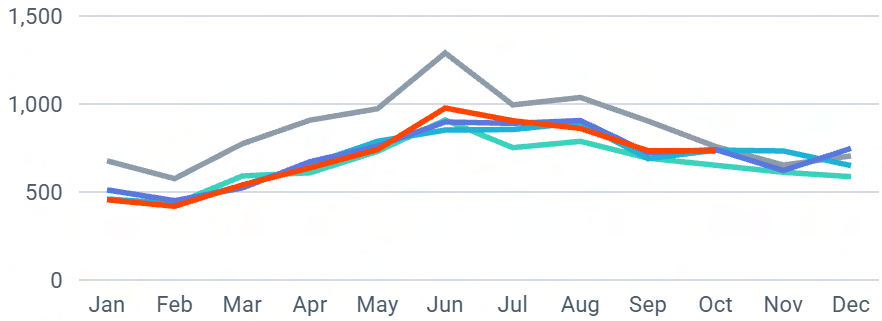
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

733
homes sold

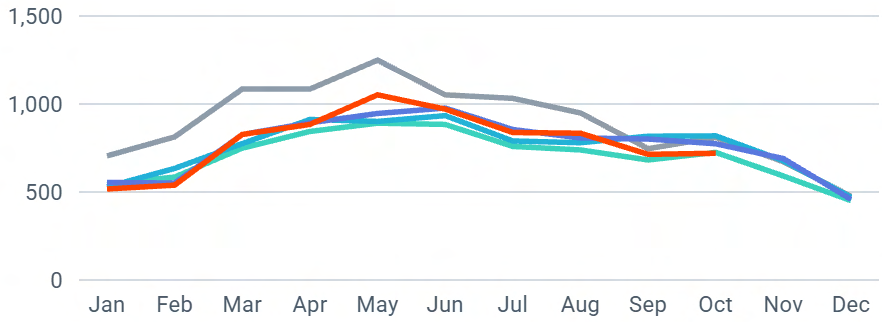
▼ **1.1%** vs. Oct 2025
▼ **0.3%** vs. Sep 2026
▼ **1.0%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

720
homes went under contract

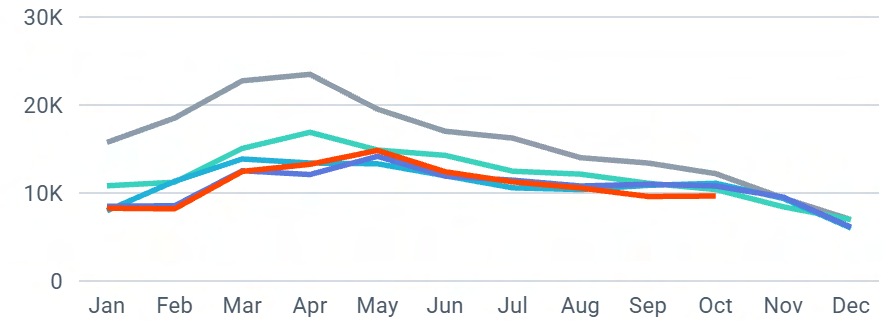
▼ **7.0%** vs. Oct 2025
▲ **0.8%** vs. Sep 2026
▼ **1.1%** 2026 YTD vs. 2025 YTD



Showings

9,658
home showings

▼ **10.6%** vs. Oct 2025
▲ **0.6%** vs. Sep 2026
▼ **1.1%** 2026 YTD vs. 2025 YTD



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Price and Pace

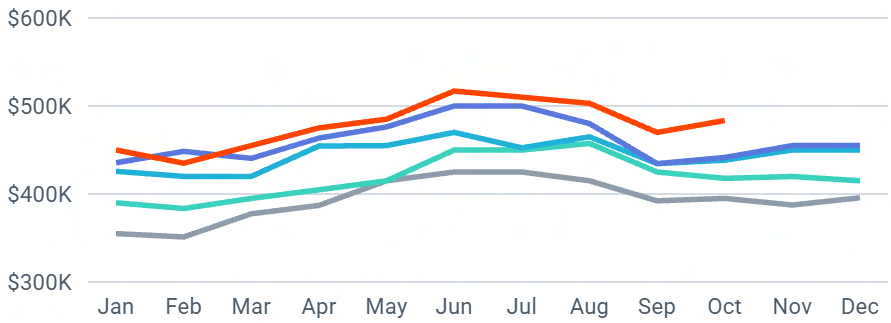
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$483,500
median sale price

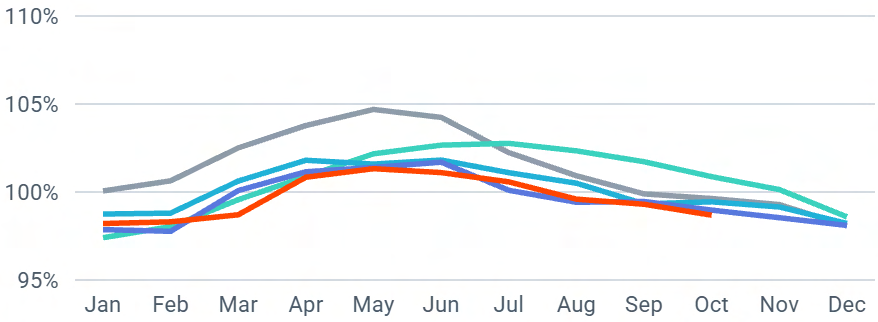
▲ **9.5%** vs. Oct 2025
▲ **2.9%** vs. Sep 2026
▲ **4.3%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

98.7%
of original list price, on average

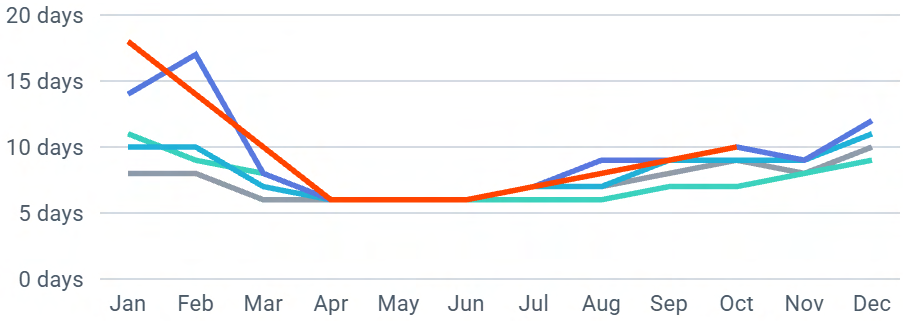
▼ **0.3 pp** vs. Oct 2025
▼ **0.6 pp** vs. Sep 2026
▼ **0.1 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

10 days
median days on market

0 days vs. Oct 2025
▲ **1 day** vs. Sep 2026
0 days 2026 YTD vs. 2025 YTD



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Inventory

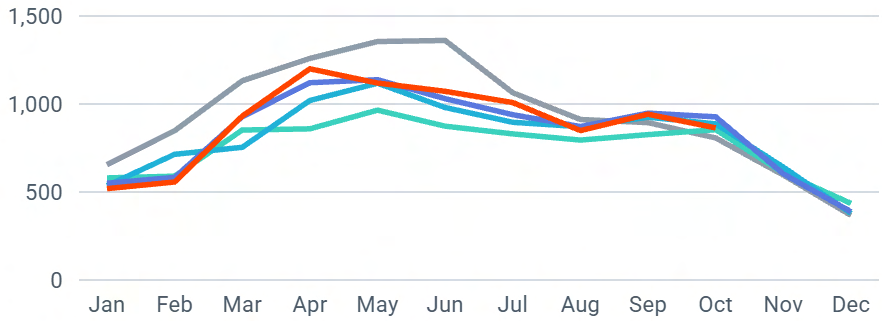
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

864
homes newly listed

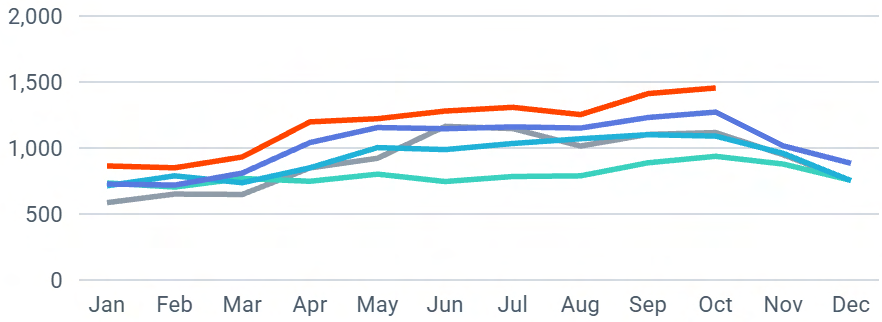
▼ **6.8%** vs. Oct 2025
▼ **8.3%** vs. Sep 2026
▲ **0.3%** 2026 YTD vs. 2025 YTD



Active Listings

1,455
homes for sale at month end

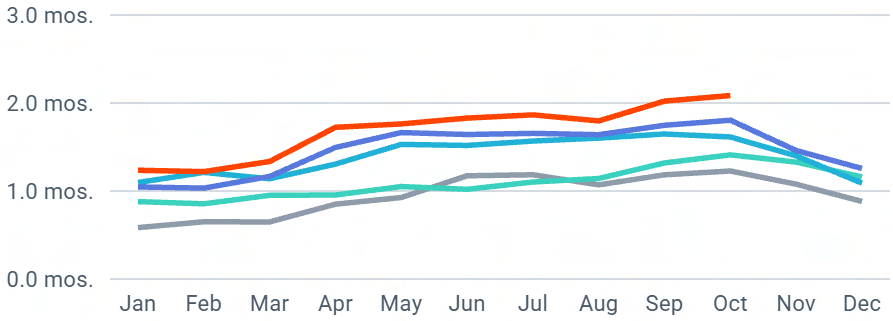
▲ **14.4%** vs. Oct 2025
▲ **3.0%** vs. Sep 2026
▲ **14.4%** 2026 YTD vs. 2025 YTD



Months of Supply

2.1
months of supply at the current sales pace

▲ **0.3 mos** vs. Oct 2025
▲ **0.1 mos** vs. Sep 2026
▲ **0.3 mos** 2026 YTD vs. 2025 YTD



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